



Christchurch City Council

HAGLEY/FERRYMEAD COMMUNITY BOARD AGENDA

8 NOVEMBER 2006

2.30 PM
(PLEASE NOTE EARLIER START TIME)

IN THE BOARDROOM, LINWOOD SERVICE CENTRE
180 SMITH STREET

Community Board: Bob Todd (Chairperson), David Cox, Anna Crighton, John Freeman, Yani Johanson, Brenda Lowe-Johnson and Brendan Smith

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1. APOLOGIES

2. CONFIRMATION OF REPORTS

The report of the ordinary meeting held on Wednesday 25 October 2006 has been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 25 October 2006 be confirmed.

3. CORRESPONDENCE

Correspondence from Phillipstown School and St Anne's Catholic School regarding the Junior Neighbourhood Support Programme is **attached**.

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

4.1 CSR UPDATE JUNE-OCTOBER 2006

Attached for the information of members is a time series showing details of customer service requests for the period June-October 2006 for the Hagley/Ferrymead Community Board.

5. QUESTIONS FROM MEMBERS

Members may at any ordinary meeting put a question to the Chairperson concerning any matter relevant to the role or function of the Community Board concerning any matter that does not appear on the order paper. All questions are subject to Standing Orders 4.1.1 to 4.1.5.

6. DEPUTATION BY APPOINTMENT

Nil.

7. PRESENTATIONS

A presentation will be made by Mr Mark Roberts on his trip to the National Ten Pin Bowling Championships in Auckland. The Board provided assistance to Mark from its Youth Development Fund.

8. STRUCTURE ON STREET APPLICATION FOR 41 SCARBOROUGH ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Tony Lange, Asset Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Board to erect a structure on street at 41 Scarborough Road.

EXECUTIVE SUMMARY

2. A structure on street application for a new driveway extension sited on legal road has been made by a representative of the owners (see **attached** plan).
3. Staff have assessed the siting of the structure against the Structure on Street Policy and have deemed that the structure will have minimal effect of the function of the road now and in the future.
4. The owner has obtained consent from the adjoining landowner for the location of the new structure and shared use of the existing structure.

FINANCIAL AND LEGAL CONSIDERATIONS

5. Community Boards have been delegated authority to approve structure on street applications for garages and parking platforms.
6. The application is subject to compliance with other Council requirements, ie resource and building consents.
7. The owner is responsible for the cost to relocate any services.
8. A Deed of Licence fee for the occupation of legal road will accrue to the Council.

STAFF RECOMMENDATIONS

It is recommended that the Community Board:

- (a) Approve the application for the structure located on legal road adjoining 41 Scarborough Road subject to the following conditions:
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance; of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
- (b) Enter into a Deed of Licence for the proposed structure with the owner of 41 Scarborough Road.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

9. The owners of 41 Scarborough Road have made a structure on street application to extend an existing structure, located on legal road, to allow drive on access to their property (see **attached** plan). The owners plan to redevelop the site and wish to provide drive on access with off-street parking for multiple vehicles.
10. Structure on Street Policy states that when considering the application the Council must be satisfied that:
 - Safety of all road users is not compromised.
 - Legal right of access is maintained for individual property owners.
 - The applicant is unable to construct the structure on his or her land because of the nature of the terrain.
 - The proposal is consistent with the City Plan objectives on property access and parking requirements.
 - The road environment is not unduly compromised with the presence of the structure.
 - The visual intrusion to the streetscape will have minimal effect to road users.
(road users include pedestrians, cyclists and other commuters).
11. Staff have assessed the location of the structure in terms of road status and any future plans for network growth. Scarborough Road is classified as a collector road. A road with this classification typically carries up to 4,000 vehicles per day and has a carriageway width of between 12 and 14 metres in width. The current width of the carriageway at this location is approximately 6 metres. However, there are no future plans which require the carriageway to be widened in this location.
12. The topography of the site is such that there is little likelihood that any further widening will occur where the proposed extension is sited.
13. Some plans indicate that the existing path fronting 41 Scarborough Road partially occupies private property. However, the intent is to retain this link in its current location due to topographical constraints. This path provides access to a number of properties along this section of Scarborough Road. The path will require some modification as part of the development and through access will be impeded during construction.
14. There are a number of existing structures located on Scarborough Road that provide access to off-street parking for residents. On-street parking demand will be eased by the owners request to provide access to off street parking on their property.
15. Extending the existing structure will benefit the owner of 43 Scarborough Road by providing a manoeuvring area to improve egress from the property. The applicant has sought and had approval from the owner of 43 Scarborough Road for the extension.

OPTIONS

16. To decline the application.
17. To approve the application subject to the following conditions:
 - Deed of Licence being entered into with the Council.
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
 - Maintaining clear access for pedestrians.

PREFERRED OPTION

18. To approve the application subject to approval for other consents and relocation of services (if required) as listed in paragraph 17.

9. **STRUCTURE ON STREET APPLICATION FOR 13 THE SPUR (NAYLAND STREET)**

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Tony Lange, Asset Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Board to erect structures on street at 13 The Spur (Nayland Street).

EXECUTIVE SUMMARY

2. A structure on street application for a new garage and cableway compound sited on legal road has been made by a representative of the owners (see **attached** plan).
3. Staff have assessed the siting of the structures against the Structure on Street Policy and have deemed that the structures will have minimal effect of the function of the road now and in the future.
4. The owner has obtained consent from the adjoining landowners for the location of the garage in front of their property and the cableway that runs parallel to their properties.
5. The proposed garage structure and cableway compound will be constructed with a stone facing with roof planting (see cross section on **attached** plan). This will mitigate the loss of a mature Ngaio tree.
6. Approval to erect the structures will require the removal of a ngaio tree. A Council arborist has inspected the tree and while the tree is in good health there is a potential issue relating to the growth angle of the tree and its root structure with the rock wall (see **attached** memo).
7. It is recommended that the Board seek a contribution from the owner for the cost of a replacement tree to be sited close by. The cost of a suitable replacement tree is \$250 excluding GST.

FINANCIAL AND LEGAL CONSIDERATIONS

8. Community Boards have been delegated authority to approve structure on street applications for garages and parking platforms.
9. The application is subject to compliance with other Council requirements, ie resource and building consents.
10. The owner is responsible for the cost to relocate any services.
11. A Deed of Licence fee for the occupation of legal road will accrue to the Council.

STAFF RECOMMENDATIONS

It is recommended that the Board:

- (a) Approve the application for the structures located on legal road adjoining 13 The Spur (Nayland Street) subject to the following conditions:
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
- (b) Enter into a Deed of Licence for the proposed single garage and cableway compound with the owner of 13 The Spur (Nayland Street).
- (c) Approve the removal of the Ngaio tree.
- (d) Recover costs from the owner of \$250 excluding GST for a replacement tree.

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CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

12. The owners of 13 The Spur (Nayland Street) have made a structure on street application to erect a new single garage and cableway compound located on legal road (see **attached** plan).
13. The Structure on Street Policy states that when considering the application the Council must be satisfied that:
 - Safety of all road users is not compromised.
 - Legal right of access is maintained for individual property owners.
 - The applicant is unable to construct the structure on his or her land because of the nature of the terrain.
 - The proposal is consistent with the City Plan objectives on property access and parking requirements.
 - The road environment is not unduly compromised with the presence of the structure.
 - The visual intrusion to the streetscape will have minimal effect to road users.
(road users include pedestrians, cyclists and other commuters).
14. Staff have assessed the location of the structures in terms of road status and any future plans for network growth. Nayland Street is classified as a local road. A road with this classification typically carries up to 1,000 vehicles per day and has a carriageway width of between 7.5 and 14 metres in width. The current width of the carriageway at this location is 8.8 metres. There are no future plans which require the carriageway to be widened in this location.
15. The topography of the site is such that there is little likelihood that any further widening will occur where the proposed garage is sited (see **attached** photos).
16. The proposed site consists of trees and vegetation. A mature Ngaio tree that occupies the site is of significance and will need to be removed to allow for the proposed structures. However, the design of the structures will mitigate the loss of the tree. The proposed structures will have stone facings and roof planting for the garage.
17. There are a number of existing structures located on Nayland Street that provide off street parking for residents of The Spur. An existing cableway operates in Nayland Street (see photos). On street parking demand will be eased by the owners request to provide off street parking.

OPTIONS

18. To decline the application.
19. To approve the application subject to the following conditions:
 - Deed of Licence being entered into with the Council.
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
 - Maintaining clear access for pedestrians.
 - Recover costs for a replacement tree.

PREFERRED OPTION

20. To approve the application subject to approval for other consents and relocation of services (if required) as listed in paragraph 19.

10. AFTER MIDNIGHT EXPRESS – NEW BUS STOPS – MANCHESTER STREET AND OXFORD TERRACE

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Paul Burden and Malcolm Taylor, Traffic Engineer

PURPOSE OF REPORT

1. The purpose of this report is to inform the Board of a proposal to install two new bus stops for the "After Midnight Express" bus service (refer attached). A report seeking approval for the bus stops, and including any comments from the Board, will be reported to Council.

EXECUTIVE SUMMARY

2. The After Midnight Express provides a valuable service to people leaving the central city after midnight. The service runs on the hour between midnight and 5am and utilises five buses covering five routes. There is an increasing demand for the service which is no longer focused at the location of the existing bus stop on Oxford Terrace (The Strip). The source of the demand has now spread to include areas in and around Manchester Street. New bus stops are required in strategic locations to meet this demand.
3. It is proposed to install a bus stop on the east side of Manchester Street between Bedford Row and Cashel Street. This will be of sufficient length to accommodate two buses and will meet the demand generated by the numerous bars and restaurants in this vicinity.
4. It is also proposed to increase the length of the existing stop on the west side of Oxford Terrace between Hereford Street and Worcester Street. This stop will accommodate two buses also.
5. The new stops need only apply for the duration that the service operates plus an allowance either side for possible extension to the service and to ensure other vehicles have vacated the space. Therefore it is possible to retain any existing parking restrictions that are already in place that are currently meeting the existing demands for parking during business hours. This will ensure the most efficient use of the kerbside space and minimal impact on business proprietors operating during the day.
6. The proposed stop on Manchester Street is located in an area currently accommodating a P5 "At Any Time" parking restriction outside "Dick Smith Electronics", "The Concrete Club" and "The Loaded Hog". Consultation with the proprietors of these businesses has not revealed any objections to the bus stop.
7. The proposed stop on Oxford Terrace is located in an area currently accommodating a P5 Loading Zone which services a number of different land uses on the eastern side including bars, restaurants and offices. This space is soon to be restricted to "Goods Vehicles Only" in association with the recently approved changes to loading zones within the central city. Consultation with the proprietors of these businesses has not revealed any objections to the bus stop.

FINANCIAL AND LEGAL CONSIDERATIONS

Cost

8. Installation of signs and posts is within existing budgets.

Legal

9. The Land Transport Rules provide for the installation of parking restrictions including bus stops.

STAFF RECOMMENDATIONS

That the Board support the following recommendations to the Council:

1. The P5 "At Any Time" parking restriction located on the east side of Manchester Street from a point 15.9 metres south of the Cashel Street intersection and extending 24.6 metres in a southerly direction is revoked.
2. The P5 Loading Zone "Goods Vehicles Only" on the west side of Oxford Terrace from a point 27.3 metres north of the Hereford Street intersection and extending 18.4 metres in a northerly direction is revoked.
3. The parking of vehicles is limited to buses only from 11pm to 6am in the following locations:
 - (a) The west side of Oxford Terrace from a point 27.3 metres north of the Hereford Street intersection and extending 18.4 metres in a northerly direction.
 - (b) The east side of Manchester Street from a point 15.9 metres south of the Cashel Street intersection and extending 24.6 metres in a southerly direction.
4. The parking of vehicles is limited to five minutes maximum from 6am to 11pm in the following location:
 - (a) The east side of Manchester Street from a point 15.9 metres south of the Cashel Street intersection and extending 24.6 metres in a southerly direction.
5. That a Loading Zone "Goods Vehicles Only", five minutes maximum from 6am to 11pm be installed in the following location:
 - (a) The west side of Oxford Terrace from a point 27.3 metres north of the Hereford Street intersection and extending 18.4 metres in a northerly direction.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

11. LINWOOD CEMETERY CONSERVATION PLAN

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Joanne Walton, Parks and Waterways Area Advocate

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to the adoption of the Linwood Cemetery Conservation Plan.

EXECUTIVE SUMMARY

2. A copy of the Conservation Plan has been separately circulated to Board members for their perusal.
3. A conservation plan is a practical tool, which documents the history of the cemetery and assesses its heritage significance. Policies, implementation strategies and conservation guidelines are also developed to guide future works.
4. A conservation plan does not mean that the cemeteries are 'set in stone' and cannot be touched; rather, it gives guidance for their appropriate future development and use to ensure their survival and relevance for future generations.
5. In April 2005 the Board supported and funded the preparation of a conservation plan for Linwood Cemetery to guide the Council in respect of its future maintenance and preservation. The draft plan was presented to the Board prior to being released for public consultation.
6. The draft plan was released for public consultation during October/November 2005 and copies were made available for the general public at local libraries, Service Centres, and on the Council website. During the consultation period people were also asked to register their interest if they had family members buried in the cemetery.
7. Prior to this there was a media release, radio story and public workshop.
8. An open day was to be held at the cemetery on Saturday 8 October 2005 but was cancelled on the day due to weather conditions.
9. A total of 22 submissions and/or registrations of interest from descendants were received.
10. The Conservation Plan has been widely supported by both the descendants of people buried in the cemetery and by specialist interest groups including the Historic Places Trust of New Zealand.
11. As a result of the consultation there were no significant issues raised in relation to the content of the document, although some minor changes were made to correct some of the details.
13. The Spreydon/Heathcote Community Board has embraced a similar process and approved the Addington Cemetery Conservation Plan in November 2005.

FINANCIAL AND LEGAL CONSIDERATIONS

14. The Conservation Plan was funded by the Hagley/Ferrymead Community Board. All ongoing work in the cemetery will be funded through the City Environment Capital Works budget and other sources of funding which may arise.
15. Linwood Cemetery is not currently a listed heritage site under the Christchurch City Plan.

STAFF RECOMMENDATIONS

It is recommended that the Board approve the adoption of the Linwood Cemetery Conservation Plan.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

12. APPLICATION YOUTH DEVELOPMENT FUND - ASHLEY AUSTIN

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Community Support Manager
Author:	Diana Saxton, Community Recreation Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek Board approval for an application for funding from the Board's 2006/07 Youth Development Scheme.

EXECUTIVE SUMMARY

2. The applicant, Ashley Austin, is a 14 year old Shirley Boys High School student of Bayswater Crescent, Bromley. Ashley is seeking funds to attend the International Futsal Tour to be held in Chengdu, China during March 2007.
3. This is the first time the applicant has approached the Board for funding support.

FINANCIAL AND LEGAL CONSIDERATIONS

4. There are no legal issues to be considered. The balance of the Youth Development Fund is currently \$4,100. The following table details trip expenses and funding requested.

EXPENSES	Cost (\$)
Return airfare ex Christchurch	
Airport taxes, visas, insurance	
Accommodation/transfers	
Breakfast and evening meals	
Sightseeing and most activities	
Uniforms	
Training, playing and tournament costs	
Total Cost inclusive of above	4,200.00
Amount being contributed by applicant	3,900.00
Amount Requested from Community Board	\$ 300.00

STAFF RECOMMENDATION

It is recommended that the Board allocate \$300.00 to Ashley Austin from the 2006/07 Youth Development Scheme to assist with costs associated with participation in the International Futsal Tour to China in March 2007.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND

5. At 14 years of age, Ashley is the youngest Futsal player to be selected in New Zealand to attend the International Futsal tour to China. He has a passion for soccer and has represented Canterbury in outdoor soccer and New Zealand in an Australian regional tournament for Futsal. He has also been awarded an Altruza Citizenship award whilst at Chisnallwood Intermediate School. His other interests include sports in general, athletics, art, music and technology.
6. Ashley is actively seeking part time work to raise the funds required to take part in the International Futsal tour. So far he has been successful with getting some part time work refereeing Futsal in the weekends and he has also been selling chocolate bars. Shirley Boys High School will support his trip with a \$100.00 donation and further fundraising efforts are being explored. Ashley's family are also very supportive of his trip and are doing all they can to supply the funds necessary for the trip to happen.
7. Vikings Futsal is the only FIFA approved indoor soccer sport in New Zealand but is not yet affiliated to Soccer NZ which limits eligibility for funding. This is in the process of being attended to as the sport although recently introduced to New Zealand, has grown rapidly from zero teams to 200 teams in two years. Futsal is the second largest user of QEII and also uses Cowles and Pioneer. Term 4 Futsal at Canterbury School Sports Association is underway and a new initiative is being targeted at intermediate aged girls which is proving popular.

13. CHARACTER HOUSING MAINTENANCE GRANTS

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8177
Officer responsible:	Programme Manager Liveable City
Author:	Katie Smith, Neighbourhood Planner

PURPOSE OF REPORT

1. To place before the Board those applications for Character Housing Maintenance Grants received by the Council for funding in the 2006/07 financial year for properties located within the Hagley/Ferrymead Ward.

EXECUTIVE SUMMARY

2. At its meeting on 4 May 2006 the Council adopted guidelines and associated procedures for the processing and administration of applications for Character Housing Maintenance Grants.
3. Under the policy and guidelines approved by the Council applications for grants are to be reported back to the relevant Community Board, who will then make recommendations to the Character Housing Grants Panel who will make the final decision on grant applications.
4. The Character Housing Grants Panel consists of a representative from each Community Board, and Strategy and Planning Group staff will provide specific heritage, urban design and neighbourhood planning advice to assist the panel in its decision making.
5. This report puts forward those eligible applications received for Character Housing Maintenance Grants that fall within this Board area for consideration by the members of the Board. A summary sheet for each application is attached as **Attachment A**. Photographs of each property have been separately circulated to members and additional details and photographs will be tabled at the meeting.
6. Nineteen Character Housing Maintenance Grant applications have been received for the Hagley/Ferrymead Community Board, 18 applications have been assessed as eligible for consideration, one application is incomplete and therefore not eligible for consideration.
7. Board members are to assess applications with regard to their local knowledge and the criteria set out in the Character Housing Maintenance Grants Policy (attached as **Attachment B**) and recommend those applications they consider suitable for a grant to be forwarded to the Character Housing Grants Panel. To assist in the decision making process for each application a list of criteria together with a weighting structure has been separately circulated (**Attachment C**).

The Boards are to consider the merits of each application whilst the Character Grants Panel will consider the level of funding for each application.

FINANCIAL AND LEGAL CONSIDERATIONS

8. There are no financial implications as the financing of the Character Housing Maintenance Grants has already been approved by the Council and the funds set aside in the 2006-2016 LTCCP for this year and the following three years.

STAFF RECOMMENDATIONS

It is recommended that the Board:

- (a) Receive this information.
- (b) Consider the Character Housing Maintenance Grant applications as set out in **Attachment A**.
- (c) Recommend those applications they wish the Character Housing Grants Panel to consider for a grant.

CHAIRPERSON'S RECOMMENDATION

For discussion.

14. TREE REMOVAL – 44 BAY VIEW ROAD, MONCKS BAY

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Graham Clark, Arborist

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the removal of a large red flowering gum (*Eucalyptus ficifolia*) for the purpose of installation of a new vehicle crossing. This report was previously considered by the Board at its meeting on 11 October 2006 and a decision on this matter was deferred until a site visit had been undertaken on 30 October 2006.

EXECUTIVE SUMMARY

2. In June 2006 Clifton Stemmer (then property owner) approached the Council with a request to remove the red flowering gum tree on the berm at 44 Bay View Road to allow a new vehicle crossing to be constructed. Since the approach was made the property has been sold on to Sally MacDonald and Alan Butts who are redeveloping the property and also require the removal of the red flowering gum to facilitate their project.
3. The proposed new vehicle crossing location for the new dwelling and garage directly conflicts with location of the street tree.
4. Building consent for the construction of a new dwelling with attached garage and associated vehicle crossing was applied for on 7 July 2006 and granted by Council on 3 August 2006. The trees on the berm were not identified by the applicant on the design plans submitted.
5. The red flowering gum has good vigour and vitality, is of large size (approximately 7.4 metres in height with a canopy spread of 6.6 metres) and moderate form. The tree is situated mid-way across the grass berm in front of the property and contributes to the amenity of the street landscape (photos **attached**).
6. Following a site inspection it was discovered that the tree in question will require significant pruning in order to achieve electrical line clearance from the powerlines located directly above the tree (canopy of the tree currently encapsulates the service lines). This pruning will seriously affect the aesthetic appearance of the tree. If the tree is retained there will be significant future costs associated with ensuring overhead services clearance is maintained.
7. Should the removal be approved in principal by the Board, staff would like to replace the lost amenity value of the removed tree by planting a replacement pohutukawa tree close to the existing tree.
8. Adjacent and opposite neighbours will be notified prior to any work taking place.
9. This case does highlight a problem in the building/resource consent process in that the position of street trees are not always considered in relation to the building layout on the site and in particular the alignment of the garage and driveway crossing that is likely to affect them. Consent for buildings and driveway crossings may therefore be granted without having regard to the tree. The ability of community boards to make decisions under their delegated authority on the removal/retention of street trees is therefore pre-empted and/or compromised by these initial consents.
10. The whole process is, however, currently being investigated by the Units concerned with a view to establishing a procedure that ensures that the preservation of existing street trees is considered from an early planning stage. It is proposed that the accurate position of street trees will be shown by any applicant developer on all consent applications and plans. At this early stage, every reasonable effort will be made by the Council, in consultation with the developer, to position a driveway sufficiently clear of an affected tree and to construct it in a manner that ensures the tree's preservation in a safe and healthy condition. If this is not possible for some reason, any proposal to remove a street tree will still be subject to "Council" approval along with any conditions under the appropriate delegation.

11. This matter was originally placed before the Board at its meeting on 11 October 2006. The Board decided, however, to defer consideration of this item until after a site visit on 30 October 2006. This site visit was undertaken and the matter is therefore placed before the Board again for its consideration.

FINANCIAL AND LEGAL CONSIDERATIONS

12. Any healthy street tree can only be removed with approval from the appropriate Community Board and any protected street trees can only be removed by a successful application under the Resource Management Act. These trees are not listed as protected under the provisions of the Christchurch City Plan.
13. Removing and replacing the tree without obtaining reimbursement from the applicant is inconsistent with the current LTCCP as funding has not been allocated in the Transport and Greenspace Unit operational budget for the removal of healthy trees to allow for vehicle crossings.
14. Obtaining reimbursement from the applicant to remove and replace the trees is consistent with the current LTCCP.
15. Funding is available in the Transport and Greenspace Unit operational budget under Street Tree Maintenance for the removal and replacement of trees which are no longer appropriate in their current position.
16. The actual cost to remove the tree and replace it with pb95 grade trees is:

- Removal of Eucalyptus \$500 excluding GST
- Replacement Planting \$215 excluding GST

17. The valuation for the red flowering gum tree using "STEM" is \$6,200.

"STEM" is the national arboricultural industry standard for evaluating and valuing amenity trees. "STEM" is used as a valuation tool by other Councils such as Auckland, Tauranga, Lower Hutt and Wellington.

"STEM" valuation on the tree concerned is detailed on the **attached** valuation sheet.

18. All tree work will be carried out by Council's Street Tree Maintenance Contractor.

STAFF RECOMMENDATIONS

It is recommended that the Board adopts Option (B) and approves:

- (a) That the red flowering gum tree located on the Bay View Road berm outside number 44 be removed to allow for a new vehicle crossings to be constructed.
- (b) That the red flowering gum removed is replaced with another tree, pb95 grade pohutukawa as close to the original trees location as is practicable.
- (c) That the Council pays the removal costs of \$500 excluding GST.
- (d) That the applicant is charged for the replacement planting cost of \$215 excluding GST (which includes the purchase cost for the tree).
- (e) That the Council does not apply "STEM" valuation in this case as the removal would have been recommended as part of the regular maintenance cycle for the city's tree asset (the trees location and condition do not warrant its retention).

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

OPTIONS**19. Option (A)**

Remove the red flowering gum tree from the berm outside 44 Bay View Road, Moncks Bay. All costs to be borne by the applicant including the cost of removing the tree, replacement planting and the "STEM" valuation.

Actual cost of \$715 excluding GST to remove and replace the tree is borne by the applicant.

Applicant to be charged the full "STEM" valuation for the red flowering gum tree of \$6,200.

Total cost of \$6,915 excluding GST.

"STEM" valuation monies received will be utilised to enable planting of new trees both within the Bay View Road and the immediate neighbourhood's streets and parks.

	Benefits (current and future)	Costs (current and future)
Social	Tree is removed and Council recovers the lost amenity value of the tree removed. Council utilises the monies received under the "STEM" valuation to enhance the street tree planting both within Bay View Road and the immediate neighbourhood's streets and parks. This will improve local area character and identity. Replacement tree to be a pohutukawa which will compliment and enhance the current planting in the street.	Cost to the applicant may be considered as unreasonable given the size of the tree and their proximity to the overhead power lines. Should the tree remain Council will be required to undertake remedial pruning that will have a detrimental effect on the tree's amenity value. Cost of compliance may be offset by an increase in the applicant's property value.
Cultural	Pohutukawa is a New Zealand icon tree.	No costs identified.
Environmental	Replacement of the tree with a newly planted pohutukawa will mitigate the effects of removal of the existing tree and over time maintain the general streetscape appearance. This is one of the few areas in the city where pohutukawa trees can thrive and prosper and thus the new planting will enhance the biodiversity of the city. STEM valuation monies recovered will allow council to further enhance the amenity planting within the immediate neighbourhood.	Possibility of future shading and leaf fall issues.
Economic	There is no cost to Council to remove or replace the tree as all costs are borne by the applicant. STEM valuation from flowering gum tree allows further planting to occur within the immediate neighbourhood at a reduced cost to Council.	Future general maintenance costs for the trees planted.
<p>Extent to which community outcomes are achieved: Primary alignment with community outcomes: "... a place where people enjoy living" "... a thriving, healthy environment" "... the most attractive city in New Zealand"</p> <p>Impact on Council's capacity and responsibilities: No impacts on council's capacity and responsibilities have been identified.</p>		

Effects on Maori:

No specific effects on Maori identified.

Consistency with existing Council policies:

Consistent with Urban Renewal Policy, Parks and Open Spaces Activity Management Plan.

Views and preferences of persons affected or likely to have an interest:

Removal and replacement may or may not be supported by the adjacent neighbours. Council has not engaged in consultation.

Other relevant matters:

Nil.

20. Option (B)

Remove the red flowering gum tree from the berm outside 44 Bay View Road, Moncks Bay. All costs for removal to be borne by Christchurch City Council \$500 excluding GST as we would have recommended the removal of the tree in the course of normal maintenance operations. Applicant to pay for replacement planting for amenity value.

Applicant is not to be charged the full "STEM" valuation for the red flowering gum tree due to trees condition and location.

Total cost to applicant \$215.

	Benefits (current and future)	Costs (current and future)
Social	Red flowering gum is removed and Council recovers a proportion of the lost amenity value of the tree removed with the replacement planting being undertaken. Replacement tree is a pohutukawa and will enhance the current street tree planting in this area. It is in the mutual interest of both Council and the applicant to have the tree removed.	Cost of compliance may be offset by an increase in the applicant's property value.
Cultural	Pohutukawa is a New Zealand icon tree.	No costs identified.
Environmental	Replacement of the red flowering gum tree with newly planted pohutukawa tree will mitigate the effects of the tree removal and over time improve the general streetscape appearance. This is one of the few areas in the city where pohutukawa trees can thrive and prosper and thus the new planting will enhance the biodiversity of the city	Possibility of future shading and leaf fall issues.
Economic	Council cost benefit achieved through reduced cost incurred by Council to provide a replacement tree. Applicant to pay purchase and replanting costs for replacement tree. Applicant can complete development operations on site with greater ease and reduced cost.	General maintenance costs for new tree planted.

Extent to which community outcomes are achieved:

Primary alignment with community outcomes:

"... a place where people enjoy living"

"... a thriving, healthy environment"

"... the most attractive city in New Zealand"

Impact on Council's capacity and responsibilities:

No impacts on council's capacity and responsibilities have been identified.

Effects on Maori:

No specific effects on Maori identified.

Consistency with existing Council policies:

Consistent with Urban Renewal Policy, Parks and Open Spaces Activity Management Plan.

Views and preferences of persons affected or likely to have an interest:

Removal and replacement may or may not be supported by the adjacent neighbours. Council has not engaged in consultation.

Other relevant matters:

Nil.

21. **Option (C)**

Remove the red flowering gum tree from the berm outside 44 Bay View Road, Moncks Bay. All costs for the removal and replacement planting to be shared by the applicant and Christchurch City Council on a 50/50 basis.

Actual cost of \$715 excluding GST to remove and replace the red flowering gum tree is borne jointly by Council and the applicant.

Applicant is not to be charged the full "STEM" valuation for the red flowering gum tree due to trees condition and location.

Total cost to applicant \$357.50.

	Benefits (current and future)	Costs (current and future)
Social	Red flowering gum is removed and Council recovers 50% of the costs to remove and replant. It is in the mutual interest of both Council and the applicant to have the tree removed. Replacement tree is a pohutukawa and will compliment the existing street tree planting.	Cost of compliance may be offset by an increase in the applicant's property value. Applicant's proposed garage development can proceed with greater ease and reduced associated development costs.
Cultural	Pohutukawa is a New Zealand icon tree.	No costs identified.
Environmental	Replacement of the red flowering gum tree with newly planted pohutukawa tree will mitigate the effects of the tree removal and over time improve the general streetscape appearance. This is one of the few areas in the city where pohutukawa trees can thrive and prosper and thus the new planting will enhance the biodiversity of the city.	Possibility of future shading and leaf fall issues.
Economic	Council costs reduced by 50% in respect of removal and replanting therefore better use of Council funding.	Future general maintenance costs for new tree planted.
<p>Extent to which community outcomes are achieved: Primary alignment with community outcomes: "... a place where people enjoy living" "... a thriving, healthy environment" "... the most attractive city in New Zealand"</p> <p>Impact on Council's capacity and responsibilities: No impacts on council's capacity and responsibilities have been identified.</p> <p>Effects on Maori: No specific effects on Maori identified.</p> <p>Consistency with existing Council policies: Consistent with Urban Renewal Policy, Parks and Open Spaces Activity Management Plan.</p> <p>Views and preferences of persons affected or likely to have an interest: Removal and replacement may or may not be supported by the adjacent neighbours. Council has not engaged in consultation.</p> <p>Other relevant matters: Nil.</p>		

22. Option (D)

Status quo. Do not remove the red flowering gum tree. Tree is to be maintained to accepted international arboricultural standards and pruned for power-line legal clearance. Approved development is to take account of the fact that the tree is to be retained and all operations around the tree must be undertaken in such a fashion as to not damage the trees structure either above or below the ground.

	Benefits (current and future)	Costs (current and future)
Social	Nil.	Council may be seen as unreasonable. Council may be viewed as a bad neighbour.
Cultural	Nil.	Nil.
Environmental	Trees remain on site and continues to contribute the overall amenity value of the streetscape albeit in a significantly reduced quantity and quality.	The tree will have its amenity value affected due to power line clearance operations required under NZ law. Tree will be misshapen and of very poor form as a result of the pruning required.
Economic	Nil.	Future general maintenance of tree.
<p>Extent to which community outcomes are achieved: No community outcomes are achieved.</p> <p>Impact on Council's capacity and responsibilities: No impacts on council's capacity and responsibilities have been identified.</p> <p>Effects on Maori: No specific effects on Maori identified.</p> <p>Consistency with existing Council policies: Consistent with Urban Renewal Policy, Parks and Open Spaces Activity Management Plan.</p> <p>Views and preferences of persons affected or likely to have an interest: Removal and replacement required by the adjacent neighbour, which does not support this option. Council has not engaged in consultation.</p> <p>Other relevant matters: Nil.</p>		

15. NEW ZEALAND COMMUNITY BOARD CONFERENCE 2009

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Secretariat Manager
Author:	Clare Sullivan, Community Board Principal Adviser

PURPOSE OF REPORT

1. The purpose of the report is to seek funds from each Community Board to enable planning to begin for the New Zealand Community Board Conference 2009, which is being hosted by the Christchurch City Council, and to nominate two Community Board members from each Community Board to be part of the planning committee which will be chaired by Deputy Mayor, Carole Evans.

EXECUTIVE SUMMARY

2. At a meeting of the Community Board Chairpersons and staff forum, held on 23 June 2006, it was suggested that the Christchurch City Council make an application to host the Community Board Conference for 2009.
3. The Council approved on 31 August 2006, the Christchurch City Council submitting a bid to host the 2009 Community Board Conference. This bid was successful.

FINANCIAL AND LEGAL CONSIDERATIONS

4. It was intended that costs of the conference would be covered by registration fees and various sponsors for events. These costs include a professional conference organiser, venues and the activities in the conference programme. The Council's Civic and International Relations team would provide advice on protocol and city activities in the programme. A budget of up to \$14,000 will be required for deposits for venue bookings and engaging a professional organiser. It is anticipated based on the conference hosted by the Dunedin City Council in 2005 that approximately 200 persons will attend.
5. The Chairpersons from each of the city Community Boards suggested that the Community Boards may allocate \$2,000 from their discretionary funds and the Banks Peninsula Boards allocate \$1,000 each. This will provide funding for \$14,000. In addition the Secretariat Unit will seek approval from the Council to budget for an additional \$15,000 in the 2007/2008 Annual Plan in the event of any shortfall arising.

PREFERRED OPTION

6. That the Board agree to allocate \$2,000 from its 2006/07 discretionary fund for the planning of the New Zealand Community Board Conference 2009.
7. That the Board nominate two Board members to be on the 2009 planning committee.

STAFF RECOMMENDATIONS

8. It is recommended that the Board:
 - (a) Agree to allocate \$2,000 from its 2006/07 discretionary fund.
 - (b) Nominate two Community Board members to be on the 2009 Community Board Conference planning committee.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted and the Chairperson and Deputy Chairperson be nominated as the Board's representatives on the planning committee.

16. COMMUNITY BOARD PLANNING REPORT

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Secretariat Manager
Author:	Clare Sullivan, Community Board Principal Adviser

PURPOSE OF REPORT

1. The purpose of the report is to seek approval of the Board to fund the production of a Community Board Planning Report that will assist in raising community awareness about the role of the board and its activities.

EXECUTIVE SUMMARY

2. At the Council meeting to confirm the Long Term Council Community Plan in June 2006, the Council resolved to direct staff to produce a Community Board Planning Report the year after the LTCCP to be funded out of the Community Board budget.

Several years ago the Boards (at their own expense of approximately \$5,000) produced a large glossy booklet. The purpose of the new document will be to profile, at a local level, the Board and various council activities in the ward area and assist in raising community awareness of the role of the Community Board within the Council.

The booklet would include such information as the Board objectives and priorities, detail the allocation of project funds, list the projected capital works programme for the ward, community support services, various award schemes each Board has and contact details of residents associations. Approximately 2,000 copies of this document would be printed and would be distributed to residents groups, community groups and organisations. Copies will also be available at the service centre and at libraries within the ward area. The booklet will be published in February/March 2007. Information will be updated early in 2008 following the elections.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Council resolution was that this be funded out of the Community Board budget. This means that the funding will need to come out of the discretionary funds. The Board has \$41,962 remaining in its discretionary fund for the 2006/07 financial year. The cost of producing an A4 20 page booklet at 2,000 copies would cost \$2,400. The cost of producing an A5, 20 page booklet at 2,000 copies would be \$1,800 within the current draft template. Distribution costs are estimated to be approximately \$300.

OPTIONS

5. The Board has two options, either to agree to allocated the funding for the production of a booklet as noted in the Council resolution, or not to fund the production of a booklet. This would mean that the Council resolution is not implemented as there is no other funding available for the production of a booklet.

PREFERRED OPTION

6. That the Board agree to allocate \$2,100 from its 2006/07 discretionary fund for the printing and distribution of 2,000 copies of a Community Board Planning Report.

STAFF RECOMMENDATIONS

It is recommended that the Board:

- (a) Agree to allocate \$2,100 from its 2006/07 discretionary fund for the printing and distribution of 2,000 copies of an A5 Community Board planning report.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

8. 11. 2006

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17. NOTICES OF MOTION